

9727**CERTIFICATE OF INSPECTION****VALID FOR ONE YEAR**

Address: 213 Union St. #8
Perm. Parcel No: 814-20-803C
Present Occupancy: 1 Dwelling Unit
Owners Name: Marvin Clark

Date: May 19, 2016
Use District: R-2
Permitted Occupancy: 1 Dwelling Unit
Maximum Occupancy: 4 persons
Property: Legal Conforming [X]
Legal Non-Conforming []
Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

GENERAL ELECTRICAL ITEMS:

1. Replace the GFCI outlets next to kitchen sink and both sinks in and out of bathroom on 2nd floor.

GENERAL HVAC ITEMS:

1. Have the furnace cleaned and serviced by a qualified technician.

½ BATH AND 2ND FLOOR BATH ITEMS:

1. Caulk or Grout the base of toilet leaving ½” in rear without caulk.

INTERIOR ITEMS:

1. Install a new smoke detector on the first floor and in 2nd floor bedroom.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown